

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 4, 2013
Re: Staff Report for Physique Fitness – Development Plan

Item #1 – Physique Fitness – Development Plan

(PID# 201309030034)

Application: Development Plan
Location: 1700 Buckeye Place
Applicant: Dean Bollinger, Design Network
Zoning: PUD-C
Use: Fitness Facility

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

Project Summary:

The applicant is requesting approval of a development plan for a new fitness facility at the northwest corner of Parkway Centre Drive and Buckeye Place. The 1.3 acre site is zoned PUD-C with text established by C-18-05. The facility is proposed to be single story, utilizing “rural architecture.” A walking path and outdoor exercise area are also proposed on the site.

Site Plan:

The proposed fitness facility is located on 1.3 acres at the northwest corner of Parkway Centre Drive and Buckeye Place and will be accessed by a single curb cut on Buckeye Place. The proposed entrance will be shared with the proposed Marriott Courtyard, approved by City Council in 2011. An access agreement has been recorded over the shared entrance drive, to be constructed by Ascent Hospitality, LLC (Marriott) according to their approved plans.

Parking and Stormwater:

A total of 27 parking spaces are proposed for the site, meeting the parking requirement based on the square footage of the structure. Two parking spaces are proposed to be handicap accessible. The majority of the parking area is to be constructed without curbing to allow for alternative stormwater management practices,

except along the entrance drive and sidewalk area directly north of the building. A rain garden is proposed in the center of the parking area to accommodate runoff and is connected to a large dry stormwater detention pond located in the northeast portion of the lot. Parking blocks are to be incorporated along the eastern edge of the parking area to allow for runoff to flow across a 20' grassed filter strip into the proposed dry detention facility.

According to the City's Public and Private Pond Design Standards, all detention basins installed within the City of Grove City shall be wet ponds with a permanent normal pool; however the policy also states that alternative means of providing detention such as bio-retention basins may be approved by Planning Commission and City Council. Staff recommends either the detention facility be redesigned to function as a rain garden or redesigned to comply with the established pond design standards. Additionally, staff has concerns with the lack of separation between the northern portion of the parking lot and a proposed future walking path, given the proposed elimination of curbing around the perimeter of the parking lot. In order to promote "green" development while protecting pedestrians and landscaping on the site, staff recommends either curbing or parking blocks be installed along the northern and western edges of the parking areas.

Building:

The proposed structure is 5,382 square feet, with an additional 100 square foot storage facility in the rear of the parking area. The primary structure is proposed to be 33' in height and finished in vinyl siding ("cabin") and stone around the building entrances – approximately 25% of the NE and SW facades. The zoning text for the area states that architecture, signage and landscaping will create a unified development appearance for the area.

Staff does not feel that the proposed exterior materials are compatible with the materials on existing structures in the area. Area structures, including HH Greg, HER Realty, Texas Roadhouse, and the Drury Inn, are finished in at least 40% brick or stone. Staff recommends additional stone be incorporated on the southeast elevation due to its prominence and visibility from the intersection. Additionally, staff recommends a stone watertable be incorporated on the storage building to better tie it with the primary structure. Furthermore, staff believes the proposed vertical vinyl siding should be replaced with either EIFS or horizontal HardiePlank and the color be lighter to be more compatible with area structures.

Signage:

The applicant has proposed one wall sign and one monument sign for the site. The wall sign is proposed on the southeast elevation of the structure, facing the intersection of Parkway Centre Drive and Buckeye Place, and is proposed to be approximately 55 square feet in area made up of individual channel letters. The proposed monument sign will be located near the entrance along Buckeye Place and will be 5'x10' with a stone base to match the stone used on the main structure. The sign is proposed to be internally lit, with a white background and black letters.

In order to remain consistent with area signage, as required by the zoning text for the PUD district, staff recommends the monument sign be externally lit from concealed ground-mounted lighting sources.

Lighting:

Three site lighting fixtures are proposed in the parking area, although lighting locations are not shown consistently across plan sheets. The photometric plan shows a lighting fixture at the entrance drive, while sheet SD1.1 shows this fixture located along the western edge of the parking lot. The proposed site lighting is in character with fixtures utilized in the area, and lighting levels meet the minimum lighting levels required by code. Additional lighting fixtures are shown on building renderings; however details were not submitted for building lighting.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) **The use proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: Staff does not feel that the proposed fitness facility will be detrimental to present and potential surrounding uses. The site is bordered by a real estate office (HER) to the north, a proposed hotel (Marriott Courtyard) to the west, a residential development (Parkway Crossing) to the south, and a landscaped area behind Parkway Centre South to the east.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Can be Met: The proposed fitness facility meets the majority of requirements outlined in the zoning text approved by City Council with C-18-05, however staff does not feel that the proposed architecture of the structure creates a “unified development appearance” as required by the approved text for the PUD. Staff recommends the primary structure be finished in at least 40% brick or stone; the accessory structure should incorporate a stone watertable, and that EIFS or horizontal HardiePlank be utilized in a lighter, more muted natural color in place of the proposed dark vinyl siding.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development is adjacent to the site of the approved Marriott Courtyard and multiple aspects of development have been planned in coordination with this development, including the shared entrance drive and the extension of the sanitary main to access the site of the proposed fitness facility. The proposed use is permitted in the approved zoning text for the area, therefore staff believes it is compatible in use to other development in the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed use is permitted in the zoning text for the PUD, under uses permitted in C-2 districts, including 79XX, fitness facilities (7991). The zoning text also requires a four (4) acre minimum site be reserved for a 40,000 square foot signature office building within the PUD district. Two vacant sites will remain within the PUD district after the development of the site proposed, at the terminus of Buckeye Place – a 2.2 acre site and a 4.4 acre site.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing streets are suitable to carry the anticipated traffic.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Not Met: Plans show sanitary service for the site coming from a main to the north from the Marriott site; however this sanitary main has not been constructed. The site does not currently have access to sanitary service. The extension of this sanitary main will need to be coordinated with the developers of the Marriott site before construction of the proposed project can commence.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: The majority of the development of the site is proposed to be completed in one phase, however plans state that the proposed walking path is planned for “future installation” with no phasing schedule proposed. The remainder of the development, aside from the walking path, contains the required parking spaces, landscaping, and utility areas necessary to create a sustainable and desirable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The majority of the development of the site is proposed to be completed in one phase, however plans state that the proposed walking path is planned for “future installation” with no phasing schedule proposed.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. At least 40% of the structure be finished in brick or stone, with the remainder of the structure finished in either EIFS or a light-tone horizontal HardiePlank.
2. The dry stormwater detention basin be redesigned as a rain garden or redesigned to comply with the City's Public and Private Pond Design Standards.
3. A stone watertable be incorporated on the accessory structure.
4. Details for building lighting fixtures should be submitted to and approved by the Development Department prior to approval of the site improvement plan.
5. The photometric plan and sheet SD1.1 be revised to consistently show lighting fixture locations and their corresponding lighting output levels.
6. Curbing or parking blocks be installed along the north and west parking areas.
7. The monument sign be externally lit from ground-mounted lighting sources.